018.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,700 / 725,700
					USE VALUE:	725,700 / 725,700
					ASSESSED:	725,700 / 725,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRY SUSAN R
Owner 2:	
Owner 3:	
Street 1:	61 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAFOND PHILIP G/KRISTIN L -
Owner 2:	-
Street 1:	61 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,760 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6760.000	196,300		529,400	725,700
Total Card	0.155	196,300		529,400	725,700
Total Parcel	0.155	196,300		529,400	725,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.67 | /Parcel: 493.6

Legal Description

User Acct 13112

GIS Ref

GIS Ref

Insp Date 11/17/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,300	0	6,760.	529,400	725,700	725,700	Year End Roll	12/18/2019
2019	101	FV	179,900	0	6,760.	685,100	865,000	865,000	Year End Roll	1/3/2019
2018	101	FV	179,900	0	6,760.	436,000	615,900	615,900	Year End Roll	12/20/2017
2017	101	FV	179,900	0	6,760.	398,600	578,500	578,500	Year End Roll	1/3/2017
2016	101	FV	179,900	0	6,760.	323,900	503,800	503,800	Year End	1/4/2016
2015	101	FV	168,500	0	6,760.	323,900	492,400	492,400	Year End Roll	12/11/2014
2014	101	FV	168,500	0	6,760.	295,200	463,700	463,700	Year End Roll	12/16/2013
2013	101	FV	168,500	0	6,760.	280,900	449,400	449,400		12/13/2012

!1559!

PRINT

Date	Time
12/10/20	17:08:21

LAST REV

Date	Time
02/06/20	10:29:25
jorourke	
1559	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAFOND PHILIP G	1552-91	1	11/26/2019		790,000	No	No		
JASKIEWICZ EDWA	1297-47		3/10/2005	Family	1	No	No		
	726-103		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2016	130	Solar Pa	13,000		2/3/2016			Install 20 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
11/17/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Meas/Inspect	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13112
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6760		Sq. Ft.	Site		0	85.	0.92	2									529,379						529,400	

Total AC/HA: 0.15519 | Total SF/SM: 6760 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 529,379 | Spl Credit | Total: 529,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	57767
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284436
Depreciation:	88175
Depreciated Total:	196261

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

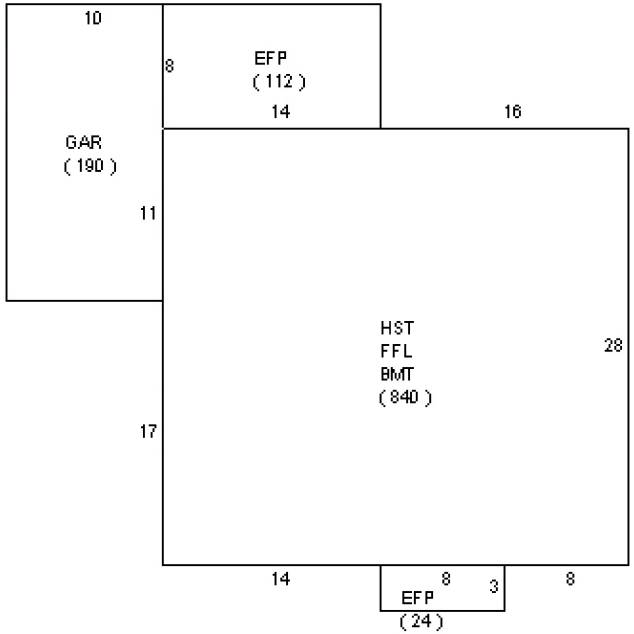
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	80.92
Final Total:	196300	Val/Su SzAd	155.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	45.470	38,193
FFL	First Floor	840	140.330	117,879
HST	Half Story	420	140.330	58,940
GAR	Garage	190	27.880	5,297
EFP	Enclos Porch	136	46.770	6,361

Net Sketched Area:	2,426			Total:	226,670
Size Ad	1260	Gross Are	2846	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X14	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	